



ADVANCE

REALTY INVESTORS

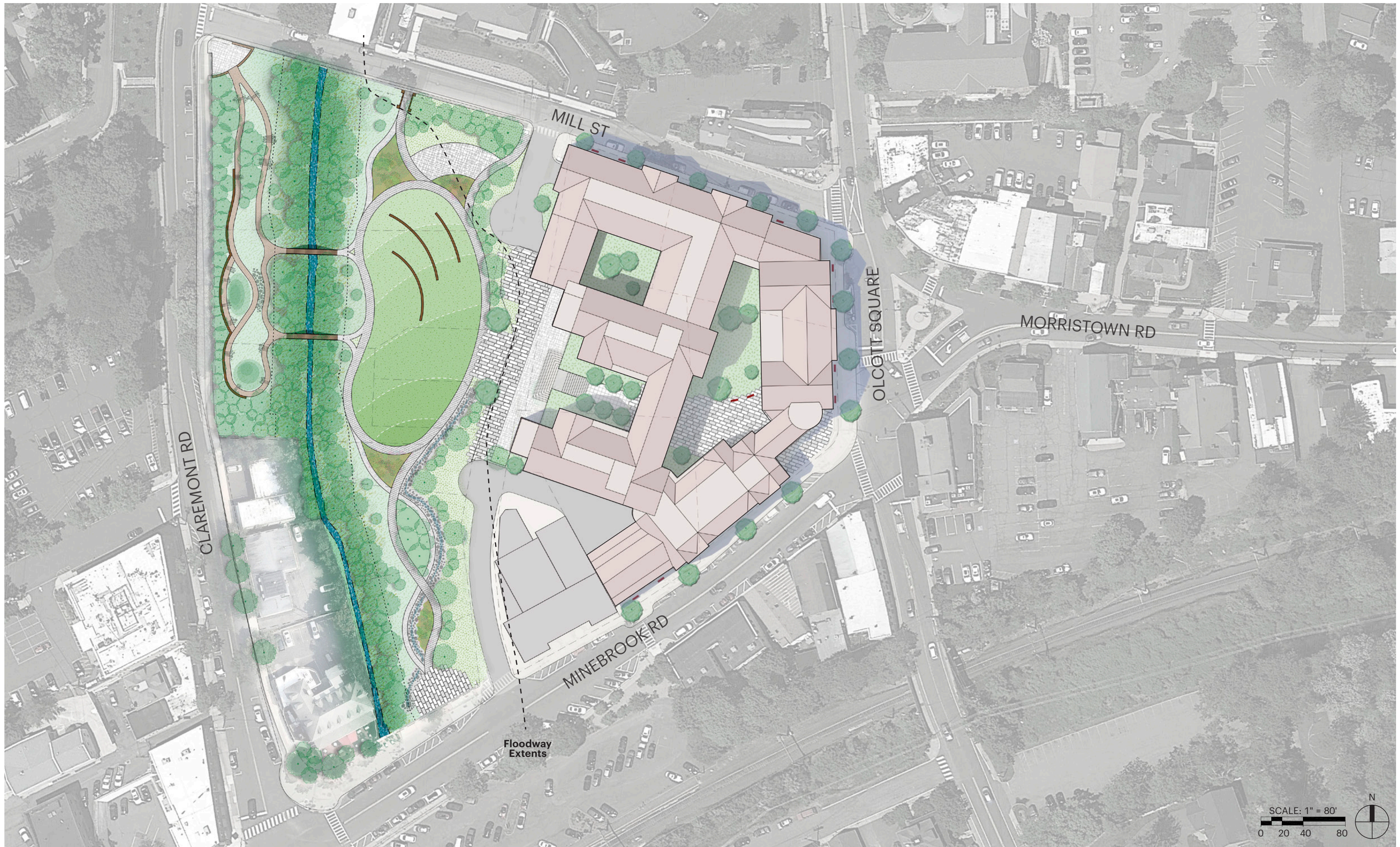
Quimby Lane Redevelopment Conceptual Design Proposal

April 2022

RAMSA
ROBERT A.M. STERN ARCHITECTS

Area Takeoffs & Unit Counts					
Level	Park/Serv GSF	Retail GSF	Resi GSF	Total GSF	Resi Units
Penthouse	-	-	20,200	20,200	17
Level 3	-	-	59,600	59,600	46
Level 2	-	-	61,800	61,800	48
Level 1	-	-	65,400	65,400	51
Ground Level	-	12,300	36,300	48,600	36
Parking Level A	61,300	8,200	-	69,500	
Parking Level B	61,300	4,800	4,600	70,700	Lobby
Total	122,600	25,300	247,900	395,800	198

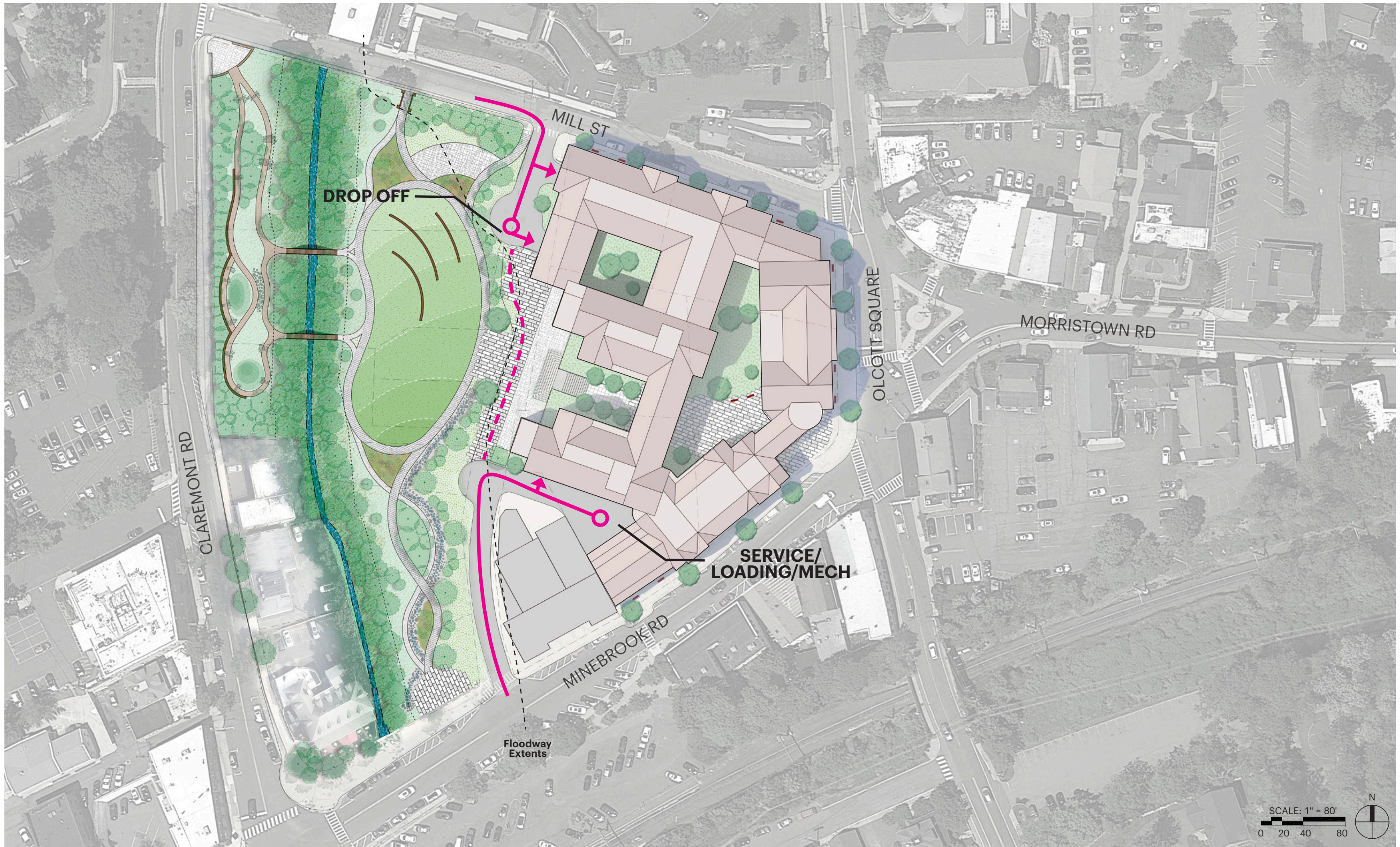
Unit Mix			
Unit Type	Unit Count	Mix %	SF
3BR	11	5%	1,300
2BR	129	65%	1,140
1BR	58	30%	780
Average NSF/Unit			1,040
Efficiency			77%
Average GSF/Unit			1,351



SCALE: 1" = 80'

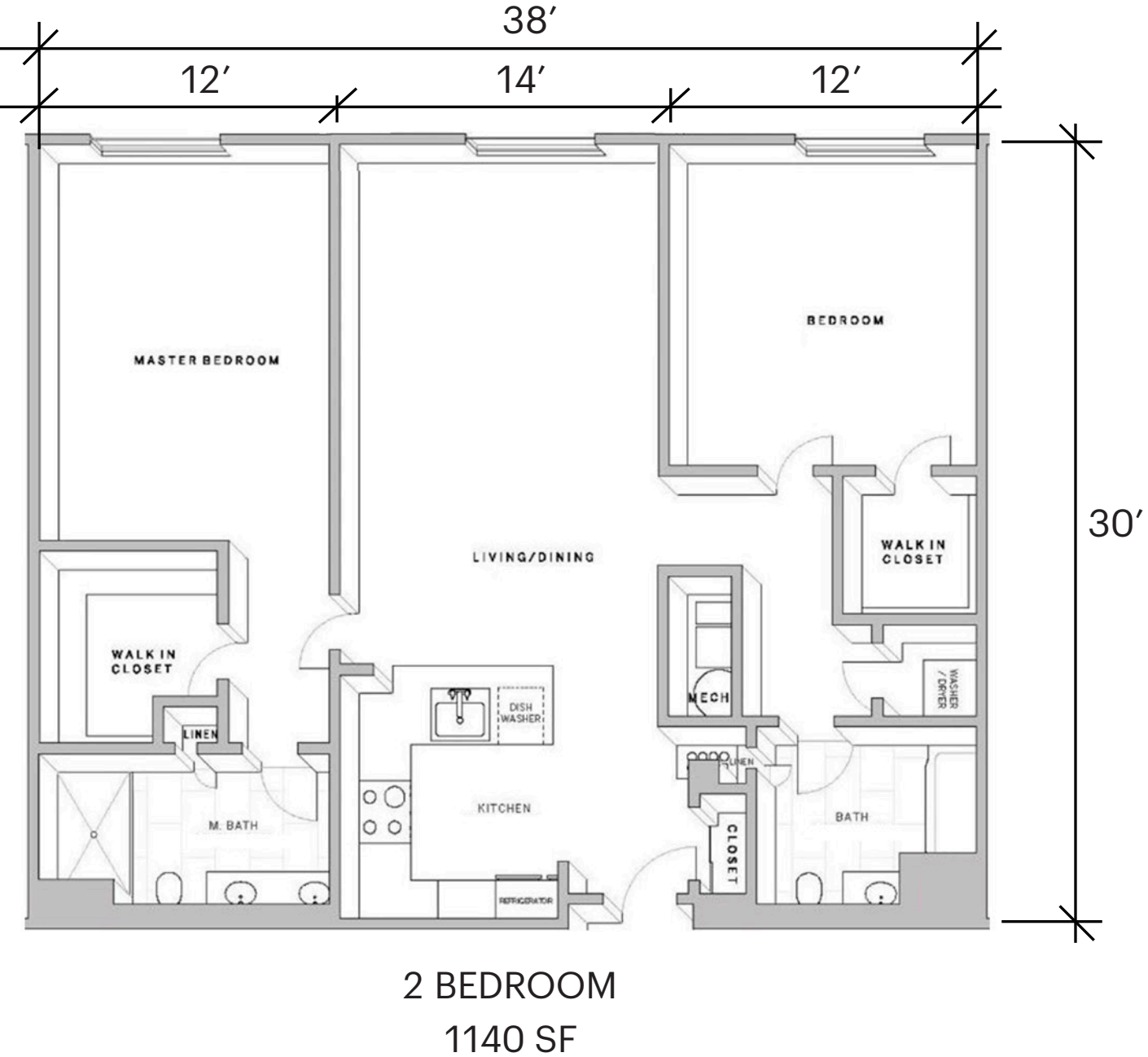
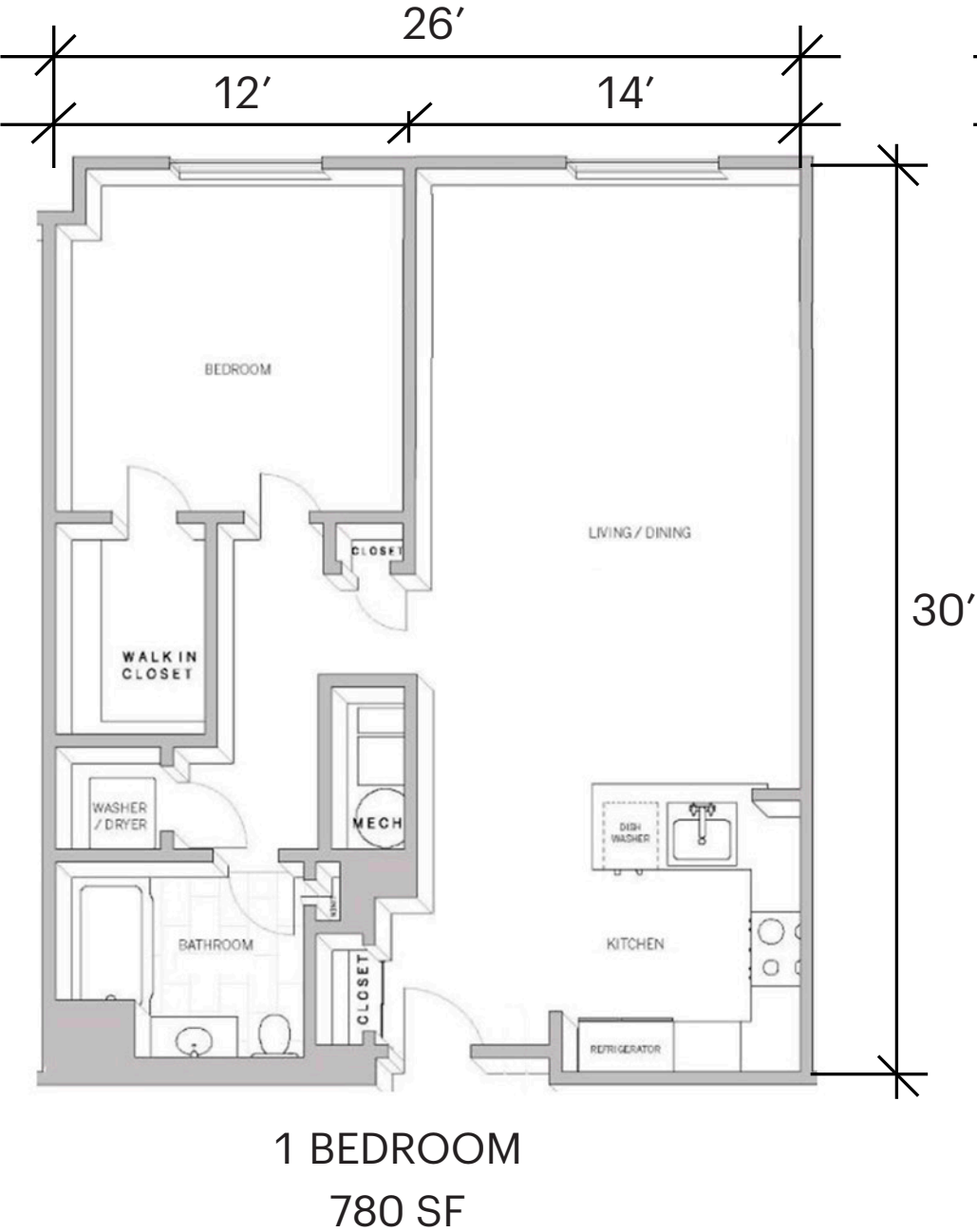
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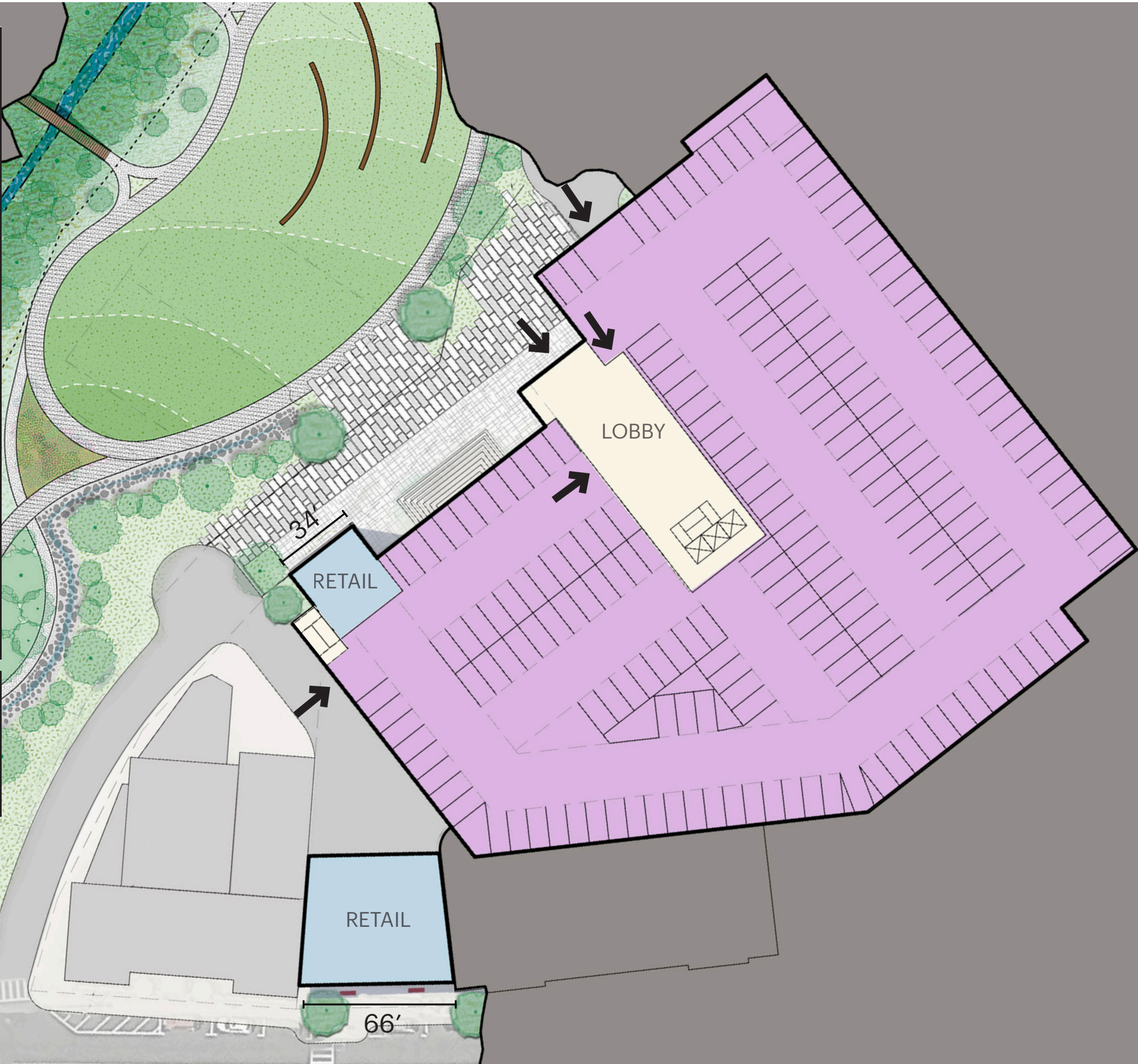




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Unit Breakdown by Floor		
Ground	1BR	9
	2BR	23
	3BR	4
G Total		36
Level 1	1BR	15
	2BR	34
	3BR	2
L1 Total		51
Level 2	1BR	15
	2BR	31
	3BR	2
L2 Total		48
Level 3	1BR	12
	2BR	32
	3BR	2
L3 Total		46
Penthouse	1BR	7
	2BR	9
	3BR	1
PH Total		17
Total Units		198
Parking		
Level	Spaces	
Parking A	203	
Parking B	199	
Total Parking		402



RESIDENTIAL
COMMERCIAL
PARKING/SERVICE

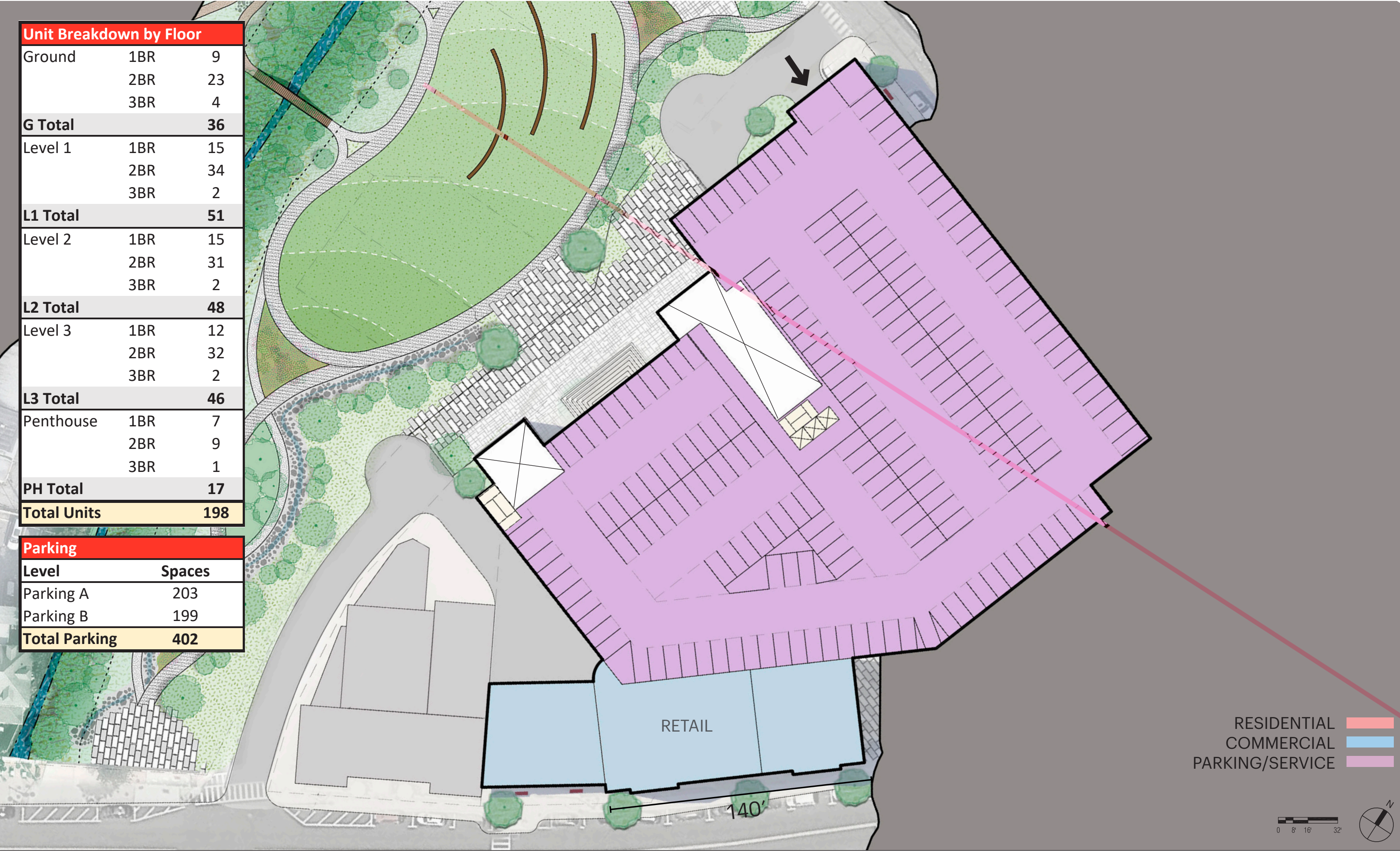


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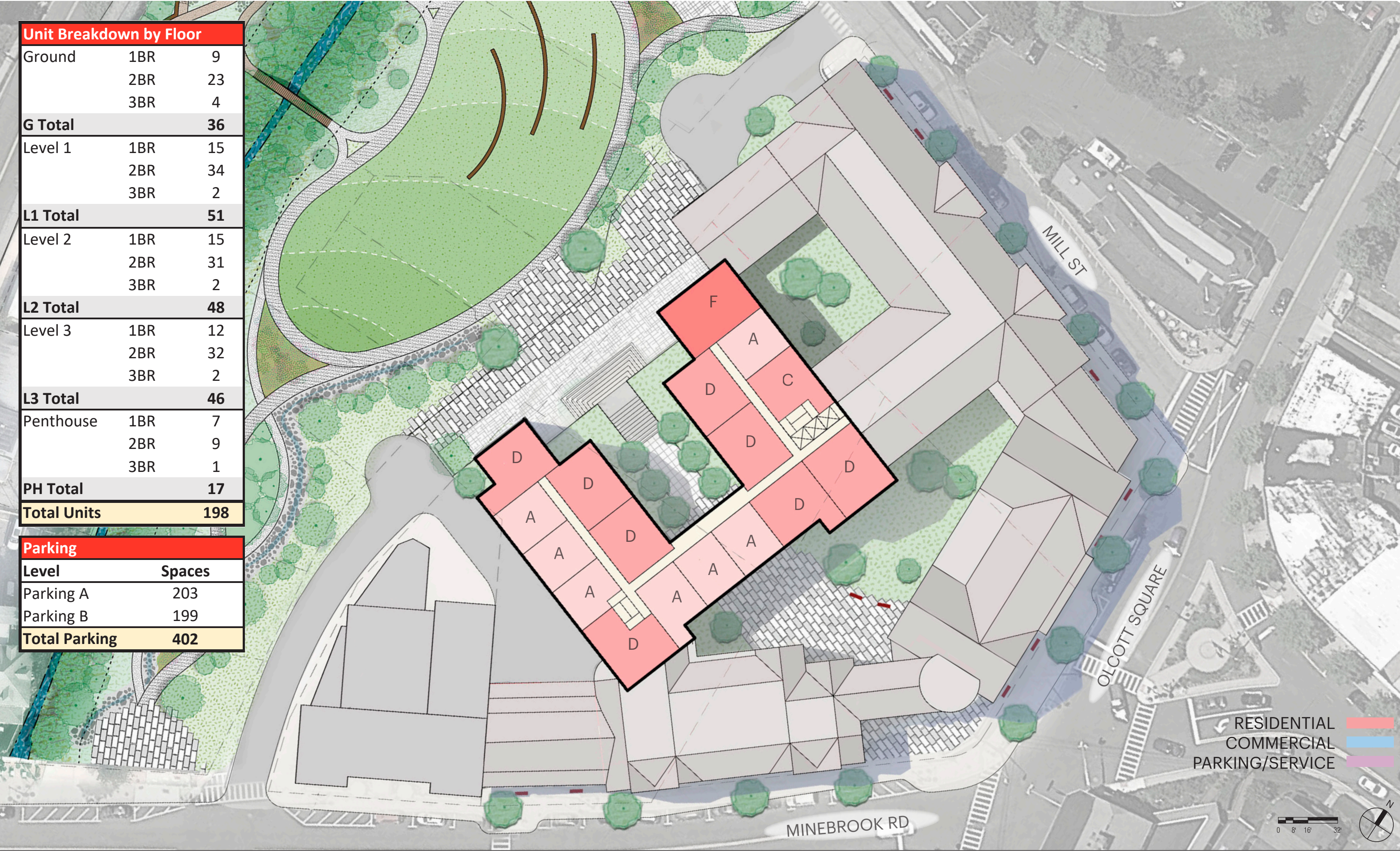
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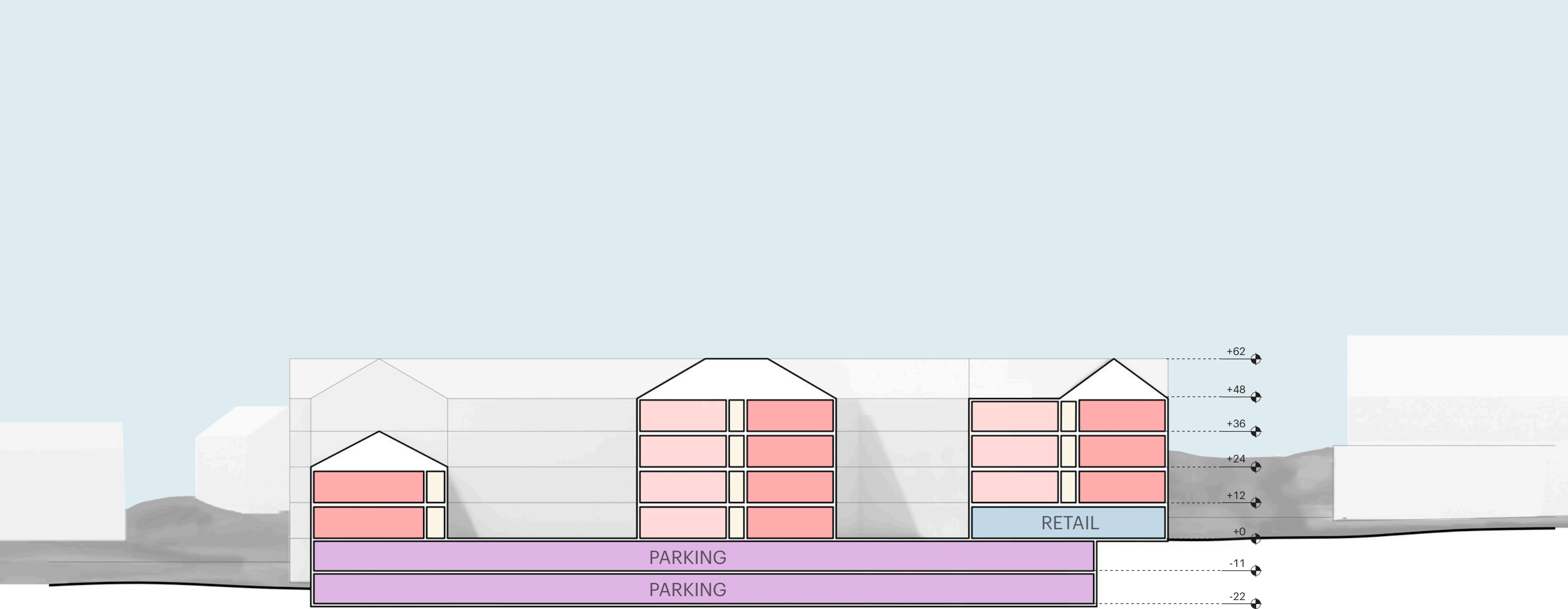
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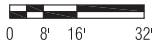
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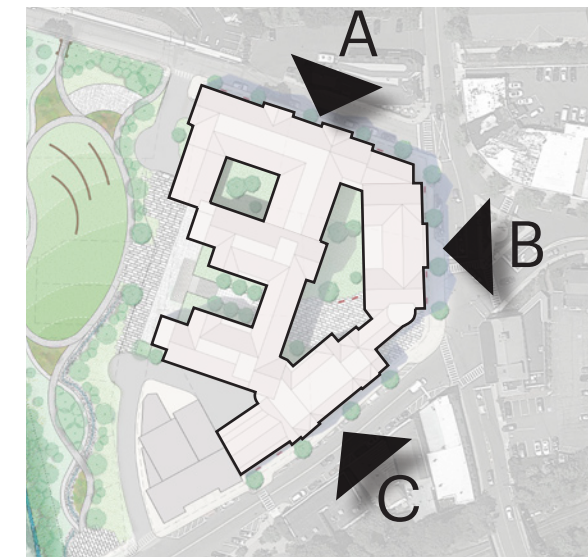








A - MILL ST



B - OLCOTT SQUARE



C - MINEBROOK RD

